

179.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
843,500 / 843,500

USE VALUE:

843,500 / 843,500

ASSESSED:

843,500 / 843,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 259 |        | SYLVIA ST, ARLINGTON  |

| OWNERSHIP                  | Unit #: |
|----------------------------|---------|
| Owner 1: NASCIMENTO OTNIEL |         |
| Owner 2: NASCIMENTO WANDA  |         |
| Owner 3:                   |         |
| Street 1: 259 SYLVIA ST    |         |
| Street 2:                  |         |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02476       | Own Occ: Y |

|               |       |
|---------------|-------|
| Postal: 02476 | Type: |
|---------------|-------|

|                                      |       |
|--------------------------------------|-------|
| PREVIOUS OWNER                       |       |
| Owner 1: MOCHI EUGENE J & EVELYN M - |       |
| Owner 2: -                           |       |
| Street 1: 259 SYLVIA ST              |       |
| Twn/City: ARLINGTON                  |       |
| St/Prov: MA                          | Cntry |
| Postal: 02476                        |       |

|   |  |
|---|--|
| NARRATIVE DESCRIPTION   |  |
| This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 3146 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 11 Rooms, and 5 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |

|                  |           |
|------------------|-----------|
| PROPERTY FACTORS |           |
| Item             | Code      |
| Z                | R1        |
| o                | SINGLE FA |
| n                | 100       |
| Census:          | water     |
| Flood Haz:       | Sewer     |
| D                | Electri   |
| s                | Exempt    |
| t                |           |

|            |        |
|------------|--------|
| Census:    | Exempt |
| Flood Haz: |        |
| D          | Topo   |
| s          | 1      |
| t          | Level  |

|            |        |
|------------|--------|
| Street:    | Street |
| Flood Haz: |        |
| D          | Gas:   |

|                                   |                      |
|-----------------------------------|----------------------|
| Land Section (First 7 lines only) |                      |
| Use Code                          | Description LUC Fact |

|             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101         | One Family         | 8938      | Sq. Ft.   | Site      | 0          | 70.        | 0.77 | 6     |            |           |        |   |        |   |        |   | 481,696         |           |   |           |        |      | 481,700   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 8938.000  | 361,800        |            | 481,700    | 843,500     |                   | 121246    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 07/19/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 179.0-0002-0001.0 | Date       |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date       |
| 2022                | 101 | FV  | 361,800    | 0         | 8,938.    | 481,700    | 843,500     |               | Year end          | 12/23/2021 |
| 2021                | 101 | FV  | 350,100    | 0         | 8,938.    | 481,700    | 831,800     |               | Year End Roll     | 12/10/2020 |
| 2020                | 101 | FV  | 350,100    | 0         | 8,938.    | 481,700    | 831,800     | 831,800       | Year End Roll     | 12/18/2019 |
| 2019                | 101 | FV  | 290,500    | 0         | 8,938.    | 474,800    | 765,300     | 765,300       | Year End Roll     | 1/3/2019   |
| 2018                | 101 | FV  | 290,500    | 5100      | 8,938.    | 364,700    | 660,300     | 660,300       | Year End Roll     | 12/20/2017 |
| 2017                | 101 | FV  | 290,500    | 5100      | 8,938.    | 344,100    | 639,700     | 639,700       | Year End Roll     | 1/3/2017   |
| 2016                | 101 | FV  | 290,500    | 5100      | 8,938.    | 316,500    | 612,100     | 612,100       | Year End          | 1/4/2016   |
| 2015                | 101 | FV  | 274,100    | 5100      | 8,938.    | 295,900    | 575,100     | 575,100       | Year End Roll     | 12/11/2014 |

| SALES INFORMATION |           |      |            |           |            |    |     | TAX DISTRICT |   |  |  | PAT ACCT. |  |  |       |
|-------------------|-----------|------|------------|-----------|------------|----|-----|--------------|---|--|--|-----------|--|--|-------|
| Grantor           | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif        |   |  |  |           |  |  | Notes |
| MOCHI EVELYN      | 32050-39  |      | 11/21/2000 |           | 359,000    | No | No  |              |   |  |  |           |  |  |       |
|                   | 11414-119 |      | 10/20/1967 |           |            | 1  | No  | No           | N |  |  |           |  |  |       |

| BUILDING PERMITS |        |          |        |     |            |          |            |         |            |              |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date       | Result       | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 7/9/2003         | 549    | New Wind | 3,000  | C   |            |          |            |         | 7/19/2018  | MEAS&NOTICE  | BS  | Barbara S            |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 11/5/2008  | Meas/Inspect | 355 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 4/3/2001   | MLS          | MM  | Mary M               |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 12/23/1999 | Mailer Sent  |     |                      |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 12/21/1999 | Measured     | 264 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 12/1/1991  |              | PM  | Peter M              |  |  |  |  |  |  |  |  |  |  |  |

Sign:  VERIFICATION OF VISIT NOT DATA

